



Deputy Directors
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IN REPLY REFER TO:

**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097**

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Amendment No. 1 to Concession Agreement DOT-A-07-0012
Food & Beverage Concession at Hilo International Airport and
Kona International Airport at Keahole

HAWAII

PURPOSE:

To amend the existing Food and Beverage Agreement at Hilo International Airport and Kona International Airport at Keahole to allow for additional food and beverage space to better serve the traveling public. Under Article III (Premises) of the Concession Agreement, the specific area assigned or provided for the concession may be changed at the discretion of the Director of Transportation.

APPLICANT:

Volume Services, Inc., dba Centerplate, whose business address is 300 First Stamford Place, 4th Floor, Stamford, Connecticut 06902

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended

LOCATION AND TAX MAP KEY:

Hilo International Airport, Island of Hawaii
3rd Division – 21-12: Por of 12

ZONING:

State Land Use District: Urban County: Industrial (ML20)

LAND USE:

Section 5(b) Hawaii Admission Act: Ceded
DHHL 30% entitlement lands Yes__ No X

PREMISES:

Hilo International Airport:

Existing spaces at commencement of the Concession Agreement:

1. Departure Terminal Bldg. 307, Space No. 121, containing a total of approximately 4,981 square feet.
2. Departure Terminal Bldg. 307, Space No. 145B, containing a total of approximately 600 square feet located on the east side of the Departure Terminal hold room as shown on Exhibit C, dated January 2007.

Withdrawn space: Space No. 145B will be withdrawn and replaced by the additional space listed below in a new location. The additional space will carry the same space number as the withdrawn space.

ADDITIONAL SPACE:

Departure Terminal Bldg. 307, Space No. 145B, containing a total of approximately 600 square feet. This space will be located on the west side of the Departure Terminal hold room as shown on attached Exhibit C, dated May 2009.

TERM:

To run for the balance of the term of the existing Concession Agreement of which expires on November 30, 2017.

IMPROVEMENT:

Applicant will construct and install and cover all costs for improvements to Bldg. 307, Space No. 145B.

ANNUAL FEE:

Concession Fee. The Minimum Annual Guaranteed (MAG) or percentage fee provision of Article VI.A.1.a (Concession Fee) shall not change.

Floor Rental: No floor rent. The additional space will encumber 600 square feet of floor area on the west side of the Departure Terminal hold room as shown on Exhibit C, dated May 2009. The east side location also 600 square feet which was included in the Concession Agreement will be withdrawn as shown on Exhibit C, dated January 2007.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8 (a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements because the proposed action falls within Exemption Class #3, Comprehensive Exemption List for the State of Hawaii, Department of Transportation, amended November 15, 2000, as reviewed and concurred in Docket 92-EX-01, by the Environmental Council. Exemption Class #3 covers the construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration and modification of same.

REMARKS:

The DOT and the Applicant entered into Concession Agreement No. DOT-A-07-0012, dated December 01, 2007, for the Restaurant and Lounge Concession at Hilo International Airport and Kona International Airport at Keahole. The applicant finds that the additional food and beverage space on the west side of the Departure Terminal hold room will allow the applicant to better serve the traveling public.


RECOMMENDATION:

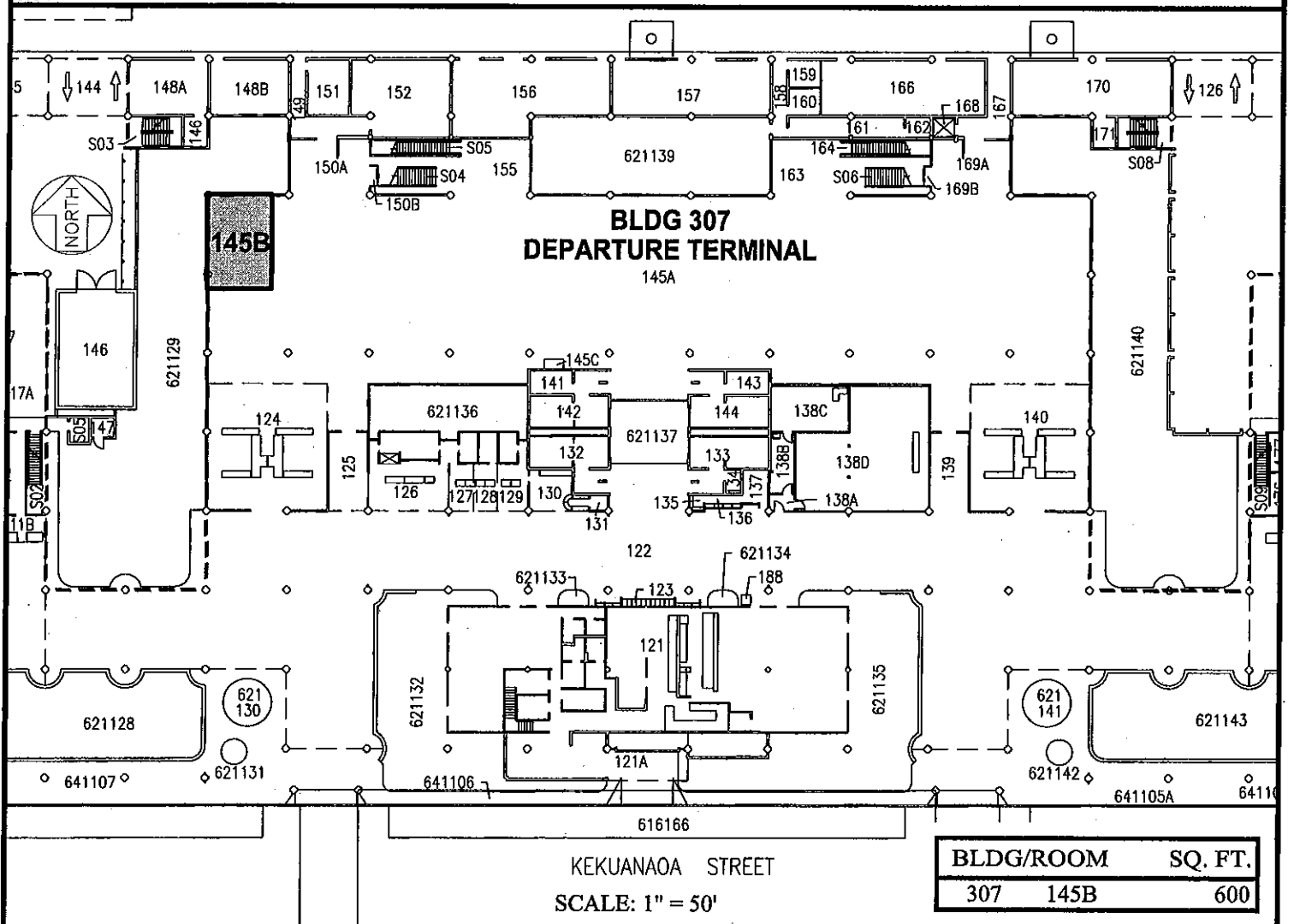
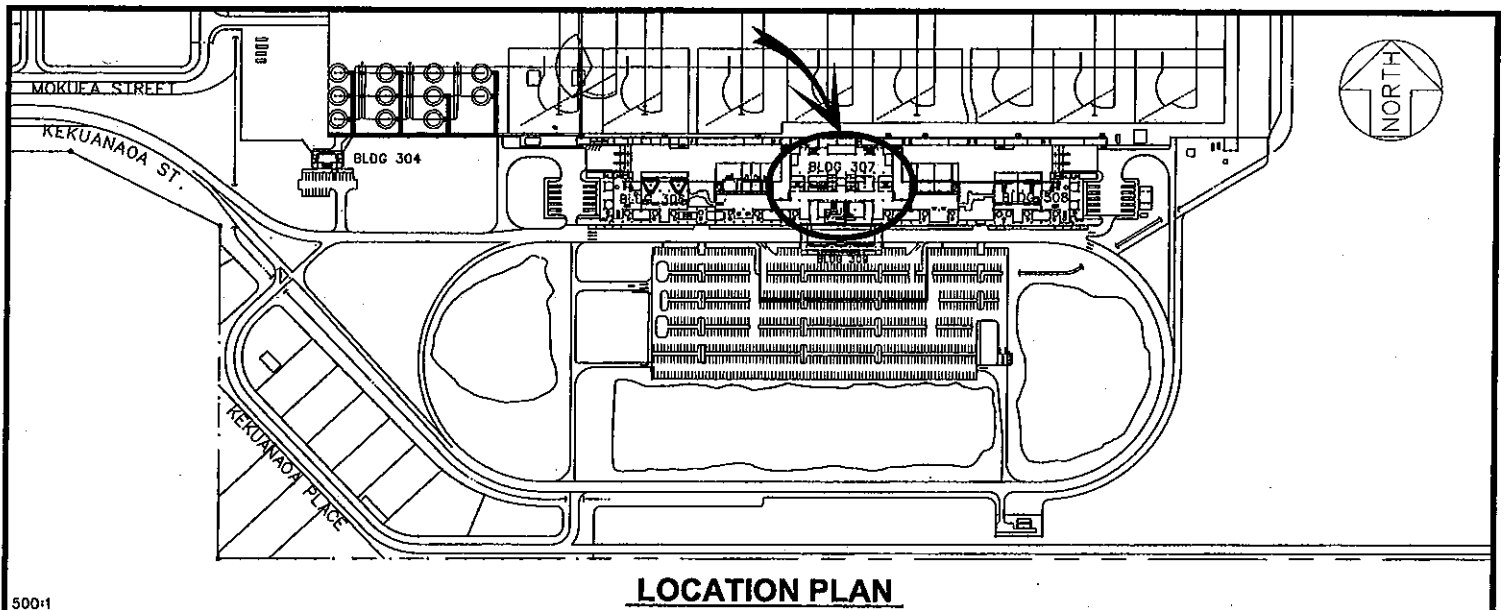
The Board authorize the Department of Transportation to amend the existing Concession Agreement No. DOT-A-07-0012 subject to: 1) terms and conditions herein outlined, which are by reference incorporated herein; 2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State; and 3) review and approval by the Department of Attorney General.

Respectfully submitted,

By 
BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL

By 
LAURA H. THIELEN
Chairperson and Member



DOT-A-07-0012

DATE : MAY 2009

EXHIBIT: **C**



Airports Division

VOLUME SERVICE
dba
CENTERPLATE

BUILDING 307
DEPARTURE TERMINAL
GROUND LEVEL

307145B
PLATS C1, 42

HILO INTERNATIONAL AIRPORT

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